



1 Charlton Court

High Heaton, Newcastle Upon Tyne, NE7 7FX

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

SPACIOUS GROUND FLOOR APARTMENT ** TWO DOUBLE BEDROOMS ** EN-SUITE TO MASTER **

OPEN PLAN LIVING AREA ** NEWLY DECORATED THROUGHOUT ** ALLOCATED PARKING BAY **

**** POPULAR LOCATION CLOSE TO LOCAL AMENITIES ** SECURE INTERCOM ENTRY SYSTEM ****

Offers Over £120,000



- Ground Floor Apartment - Chain Free
- Spacious Open Plan Living Area
- 125 Year Lease from 2006
- Two Double Bedrooms
- Newly Decorated
- Council Tax Band B
- En-Suite to Master Bedroom
- Allocated Parking Bay
- Energy Rating C

Communal Entrance

There is a communal entrance with an intercom system, and two access points.

Entrance Lobby

6'5" x 8'0" (1.95 x 2.43)

A very spacious entrance lobby, could possibly be used as a study area or provide handy storage.

Hallway

Leading to all rooms, and with a large storage cupboard.

Living Room

13'6" max x 20'10" (4.12 max x 6.34)

An exceptionally spacious room! Double glazed french doors and an additional window, two radiators and recessed lighting. Open to the Kitchen area.

Kitchen

12'0" x 11'7" (3.66 x 3.52)

Radiator, part tiled walls, recessed lighting, and fitted with floor and wall units, counters and sink, integrated oven and hob with extractor hood over, integrated washer/dryer.

Bathroom

6'4" x 8'3" (1.92 x 2.52)

Part tiled walls, radiator, and fitted with a white suite and a shower over the bath.

Bedroom 1

20'10" x 11'1" max (6.36 x 3.39 max)

Two double glazed windows, and two radiators.

En-Suite Shower Room

9'2" x 4'8" (2.80 x 1.42)

Part tiled walls, radiator, and fitted with a white suite including a larger sized shower cubicle.

Bedroom 2

7'10" x 15'9" (2.38 x 4.80)

Two double glazed windows, and radiator.

Externally

There is an allocated parking bay and further guest parking. All grounds are communal.

Lease & Service Charge

The property has a 125 year lease dated from 01/01/2006. Ground rent is £150 per annum, subject to review every 25 years.

There is also an annual service charge of £1440.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: EE>Limited Three> Limited

02>Likley Vodafone>Limited

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Surface water: Very low risk.

Rivers and the sea: Very low risk.





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	